



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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67 Barry Downs, Carnoustie, DD7 7SA.

“Topaz” (Extended) by Luxury Stately Albion Ltd, (62ft x 20ft appx).



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Situated within the popular and well – established Barry Downs we are delighted to offer for sale this immaculately presented, extended park home which sits on a plot and a half with raised patio area and two separate monobloc driveways.

The home is the highly specified “Topaz” by Stately Albion Ltd and is the largest park home situated in an idyllic rural setting within Barry Downs only minutes drive from Monifieth and Carnoustie which offers a number of shops, services, beach front and golf courses. Regular bus services pass the main entrance on a regular basis and the nearby A90 dual carriageway offers an excellent commuter link.

Within Barry Downs Park there is an age restriction of over 50 and all potential new owners must undergo a suitability interview with the site owners before the sale can be completed. The site fees for this year are £1860 appx and will be paid up until the date of transfer to the new owner, the home is sold with 3 years Gold Shield warranty from the manufacturer.

Entrance:

A bright and welcoming entrance accessed through a set of double upvc security doors, built-in storage cupboard, radiator, laminate flooring.

Kitchen/Dining:

A high spec kitchen with ample storage space provided by white floor and wall cabinets with contrasting granite worktops, built in double oven, integrated microwave, induction hob with overhead extractor, integrated dishwasher and washing machine, space for double fridge/freezer, composite sink with rinsing tap. Kitchen also benefits from under cabinet spotlights, tiled splash back and tiled flooring. Kitchen island gives dining option as well as a large dining area giving room for a dining room table. A white upvc security door from the kitchen area leads out onto a large raised patio area providing an excellent outdoor dining option.

Lounge:

Open plan from the Kitchen/Dining the living space provides a comfortable atmosphere in which to relax. Vaulted ceilings bestow a light and spacious feeling to the room and the modern feature electric fireplace provides a relaxing focal point. carpeted flooring, radiator.

Sunroom:

Flooded with natural light from the panoramic windows and patio doors the sunroom is a great addition to this already luxury park home. laminate flooring, radiator.

Master Bedroom:

A very spacious and bright double bedroom with large built-in wardrobe with heater, built in storage and en-suite, carpeted, radiator.

Master En Suite:

Built -in shower with mains operative dual head shower and wet wall within, wc and wash hand basin within a vanity unit with tiled splash back and mirror, tiled flooring, opaque double-glazed window, radiator.

Bedroom 2:

Another bright and airy bedroom with built-in storage and double wardrobes providing excellent storage space, carpeted, radiator.

Study:

A spacious study room with ample storage provided by high quality built -in drawers and large cabinet, carpeted, radiator.

Bathroom:

A luxury bathroom finished to a high standard with large jacuzzi bath, w.c, basin within a large vanity unit providing excellent additional storage space, fully tiled, chrome heated towel rail, radiator, opaque double glazed window.

Garden:

Attractive, low maintenance garden laid mainly to lawn with patio areas providing an excellent space in which to relax in the summer months. The large plot provides a double monobloc driveway at the rear of the home as well as an additional single monobloc driveway at the front and outdoor storage. Greenhouse and shed are included in the sale.



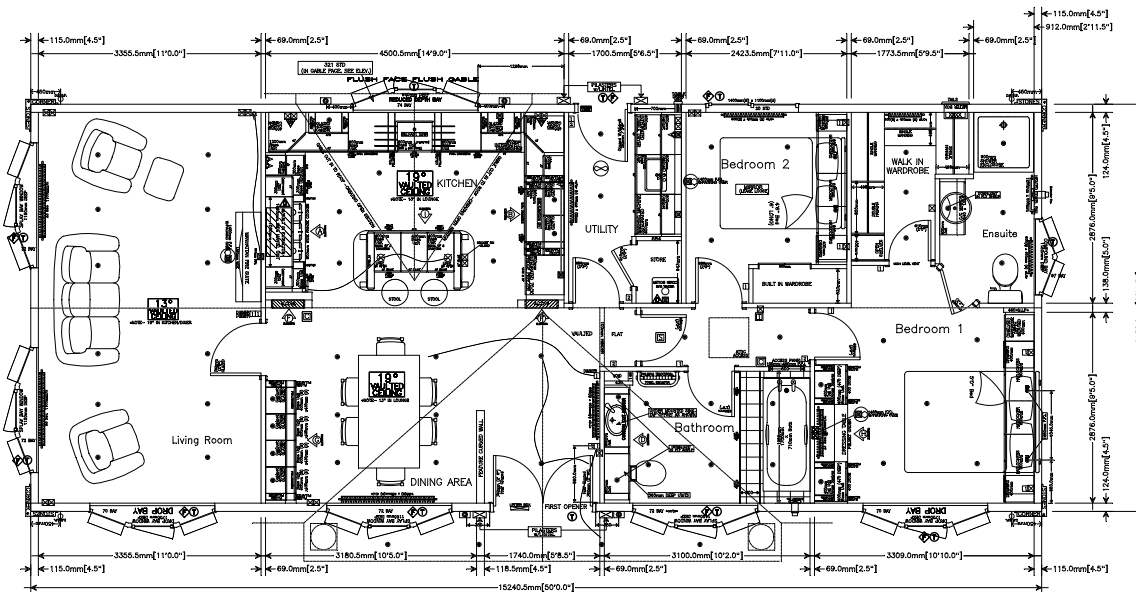
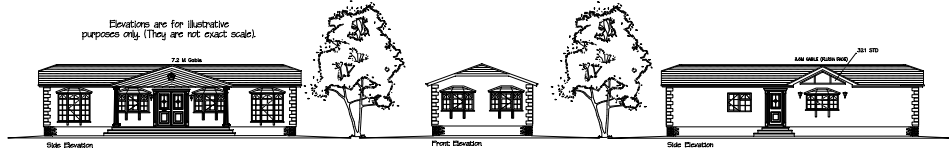








SHEET 1 OF 2
(SHEET 2 CONTAINS ELEVATIONS)



LEGEND

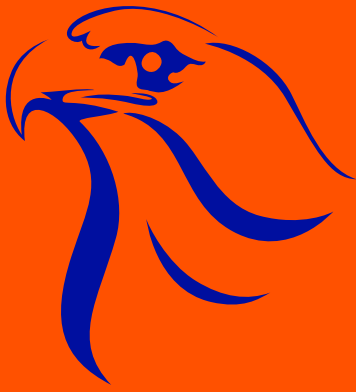
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Plaster joint		Ceiling light		Light switch
	Double plaster joint		Ceiling beam (3290)		Two-way light switch
	TV Point		Wall light		Three-way light switch
	Phone point (back line)		Fire alarm		Thermostat
	Door opening to 1st floor		Fire alarm (ceiling mounted)		Radiator
	Fireplace (brick)		Fire alarm (ceiling mounted)		Radiator (ceiling)
	Fireplace (stone)		Fire alarm (ceiling mounted)		Radiator (ceiling)
	Fireplace (stone)		Fire alarm (ceiling mounted)		Radiator (ceiling)

MEASUREMENTS NOTE
FOR CONSTRUCTION PURPOSES
REFER TO THE DIMENSIONS IN
MILLIMETRES. THE IMPERIAL
DIMENSIONS ARE APPROXIMATIONS

NO.	REVISIONS



DRAWING NUMBER:	TOPAZ NEW 05x20
DRAWN BY:	
SCALE:	1:25 on A1/2:50 on A2
DATE:	
ESTIMATE NUMBER:	
CUSTOMER NAME:	STATELY-ALBION LTD



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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council tax band:

B (Angus Council 12/01/2022).

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Deposit Required:

you will be required to place a £1000 good will non-refundable deposit with the estate agents when you decide you intend to purchase this unit, the deposit will be fully refundable to you if the seller for any reason withdraws from the sale, should you withdraw from the purchase the deposit will not be returned to you.

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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Selling, Buying and Leasing Property in...



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